



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 408 - 2005

To amend By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule "A" thereto, the zoning designation of the lands shown outlined on Schedule "A" to this by-law

from

to

AGRICULTURAL (A),  
RESIDENTIAL SINGLE  
DETACHED C – SECTION  
C – SECTION 1261 (R1C –  
SECTION 1261) and  
RESIDENTIAL SINGLE  
DETACHED D – SECTION  
1262 (R1C – SECTION 1262)

RESIDENTIAL TOWNHOUSE C -  
SECTION 1348 (R3C – SECTION  
1348), RESIDENTIAL  
TOWNHOUSE C – SECTION 1349  
(R3C – SECTION 1349) and  
FLOODPLAIN (F)

(2) by adding thereto the following sections:

"1348 The lands designated R3C – SECTION 1348 on  
Schedule A to this by-law:

1348.1 shall only be used for the following purposes:

- (1) a townhouse dwelling; and,
- (2) purposes accessory to the other permitted purposes.

1348.2 shall be subject to the following requirements and  
restrictions:

- (1) Minimum setback from Airport Road: 7.5 metres;
- (2) Minimum Yard Setback for a Principle Building:

(i) The side wall of a dwelling unit:

1.2 metres to a lot line not zoned in the same  
zoning category

## (3) Minimum Setback from Floodplain (F) zone:

No dwelling and/or structure shall be located within 10.0 metres of a Floodplain (F) Zone;

## (4) Maximum Building Height: 2 storeys;

(5) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

(6) No more than 8 dwelling units shall be attached.

1348.3 shall also be subject to the requirements and restrictions relating to the R3C zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 1348.2.

1349 The lands designated R3C – SECTION 1349 on Schedule A to this by-law:

1349.1 shall only be used for the following purposes:

- (1) a townhouse dwelling; and,
- (2) purposes accessory to the other permitted purposes.

1349.2 shall be subject to the following requirements and restrictions:

- (1) Minimum setback from Airport Road: 7.5 metres;
- (2) Minimum Yard Setback for a Principle Building:
  - (i) The side wall of a dwelling unit:
 

1.2 metres to a lot line not zoned in the same zoning category

## (3) Minimum Setback from Floodplain (F) zone:

No dwelling and/or structure shall be located within 7.5 metres of a Floodplain (F) Zone;


## (4) Maximum Building Height: 2 storeys;

(5) Each dwelling unit shall have direct pedestrian access from the front yard to the rear yard with no more than a two step grade difference inside the unit and without having to pass through a habitable room;

(6) No more than 8 dwelling units shall be attached;

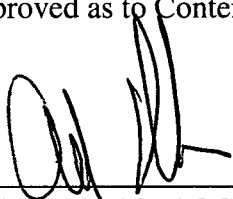
1349.3 shall also be subject to the requirements and restrictions relating to the R3C zone, and all the general provisions of this by-law which are not in conflict with the ones set out in section 1349.2.”

READ a FIRST, SECOND and THIRD TIME, and PASSED, in OPEN COUNCIL,  
this 12<sup>th</sup> day of December 2005.

  
SUSAN FENNELL - MAYOR

  
LEONARD J. MIKULICH - CITY CLERK

Approved as to Content



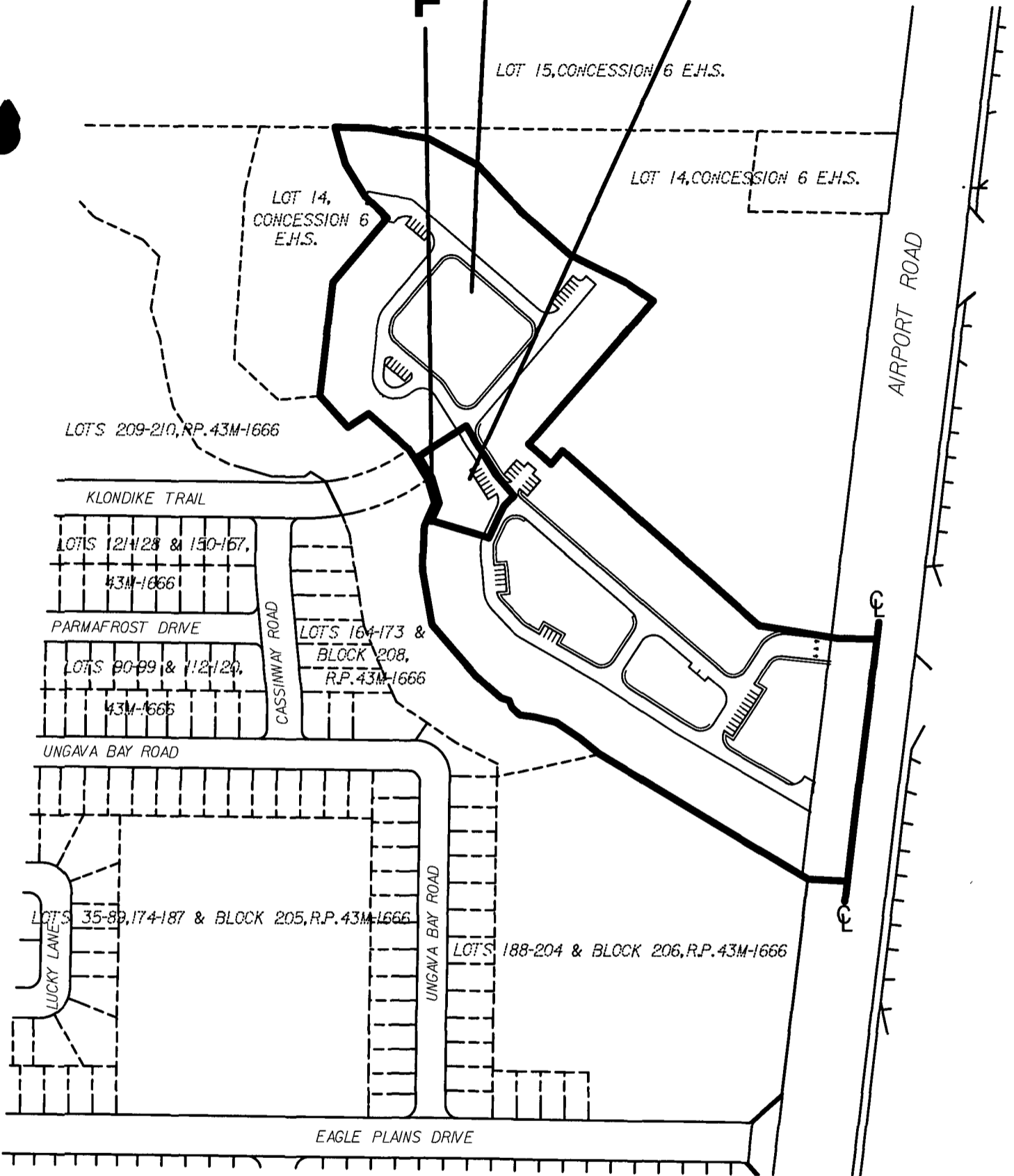
Adrian J. Smith, M.C.I.P., R.P.P.  
Director, Planning & Land Development Services

|  |          |
|--|----------|
| APPROVED<br>AS TO FORM<br>LAW DEPT<br>BRAMPTON |          |
| Led 940  |          |
| DATE   | Dec 8/05 |



# R3C-SECTION 1348

# R3C-SECTION 1349

F



**LEGEND**

-  ZONE BOUNDARY
-  CENTRELINE OF ORIGINAL ROAD ALLOWANCE
- m METRES



**PART LOT 14, CONCESSION 6 E.H.S.**



**CITY OF BRAMPTON**  
Planning, Design and Development

Date: 2005 12 19

Drawn by: CJK

By-Law 408-2005

**Schedule A**

File no. C6E14.8

Map no 30-44



IN THE MATTER OF the *Planning Act*,  
R.S.O. 1990, as amended, section 34;

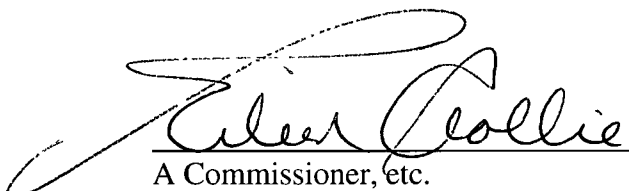
AND IN THE MATTER OF the City of Brampton By-law 408-2005 being  
a by-law to amend Comprehensive Zoning By-law 270-2004 as amended,  
– Metrus Development Inc. (Casa North Investments Inc.) File C6E14.8.

DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly  
declare that:

1. I am the City Clerk of the Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 408-2005 passed by the Council of The Corporation of the City of Brampton  
at its meeting held on the 12<sup>th</sup> day of December, 2005.
3. Written notice of By-law 408-2005 as required by section 34(18) of the *Planning Act*  
was given on the 22<sup>nd</sup> day of December, 2005, in the manner and in the form and to  
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notices of appeal were filed under section 34(19) of the *Planning Act* on or  
before the final date for filing objections.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
12<sup>th</sup> day of January, 2006 )



A Commissioner, etc.

**EILEEN MARGARET COLLIE, A Commissioner**  
etc., Regional Municipality of Peel for  
The Corporation of The City of Brampton  
Expires February 2, 2008.